

Calgary Planning Commission

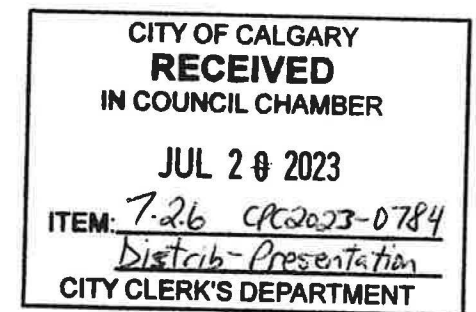
Agenda Item: 7.2.6



LOC2023-0043

Land Use Amendment

July 20, 2023



RECOMMENDATION:

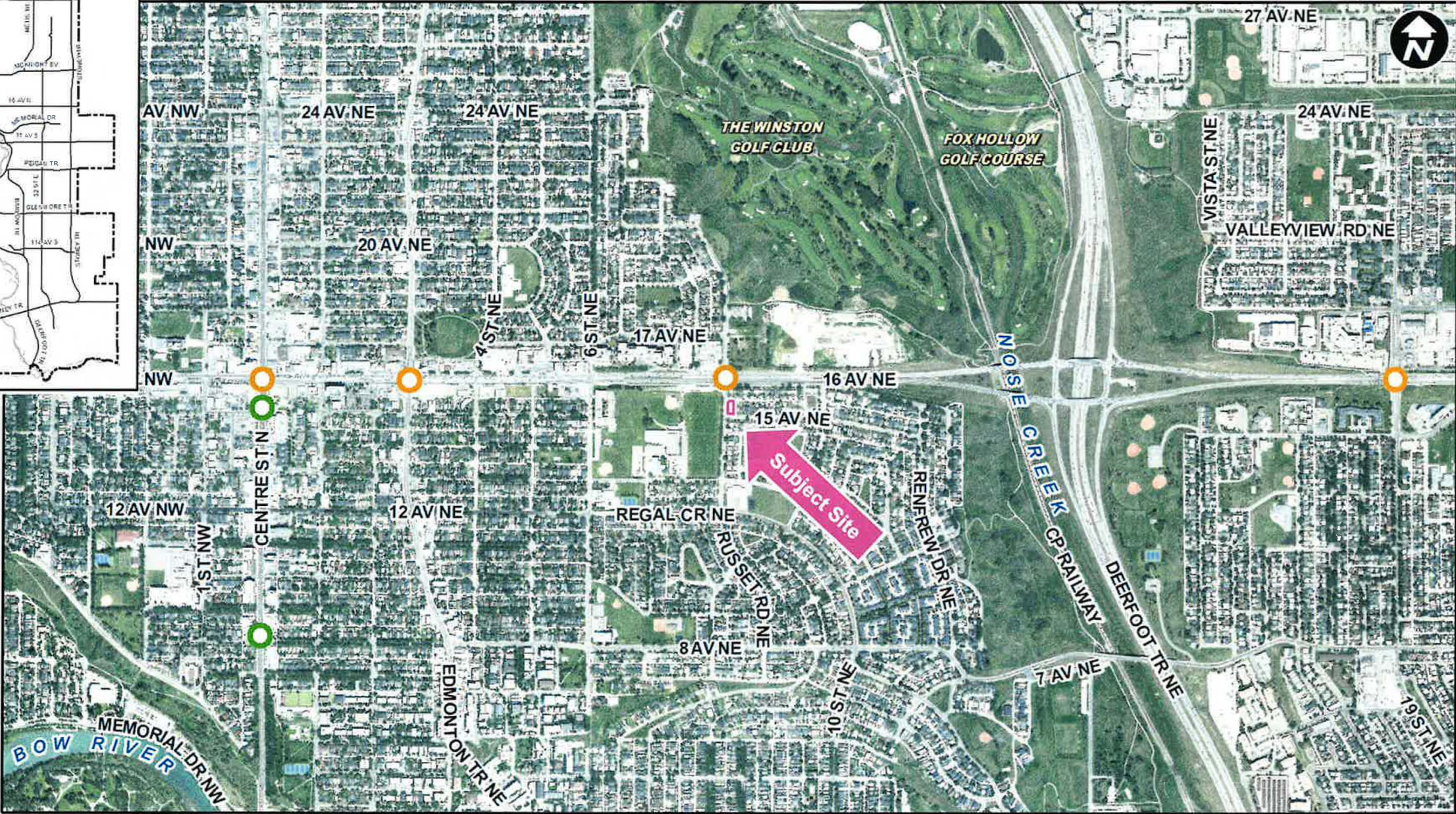
That Calgary Planning Commission recommend that Council:

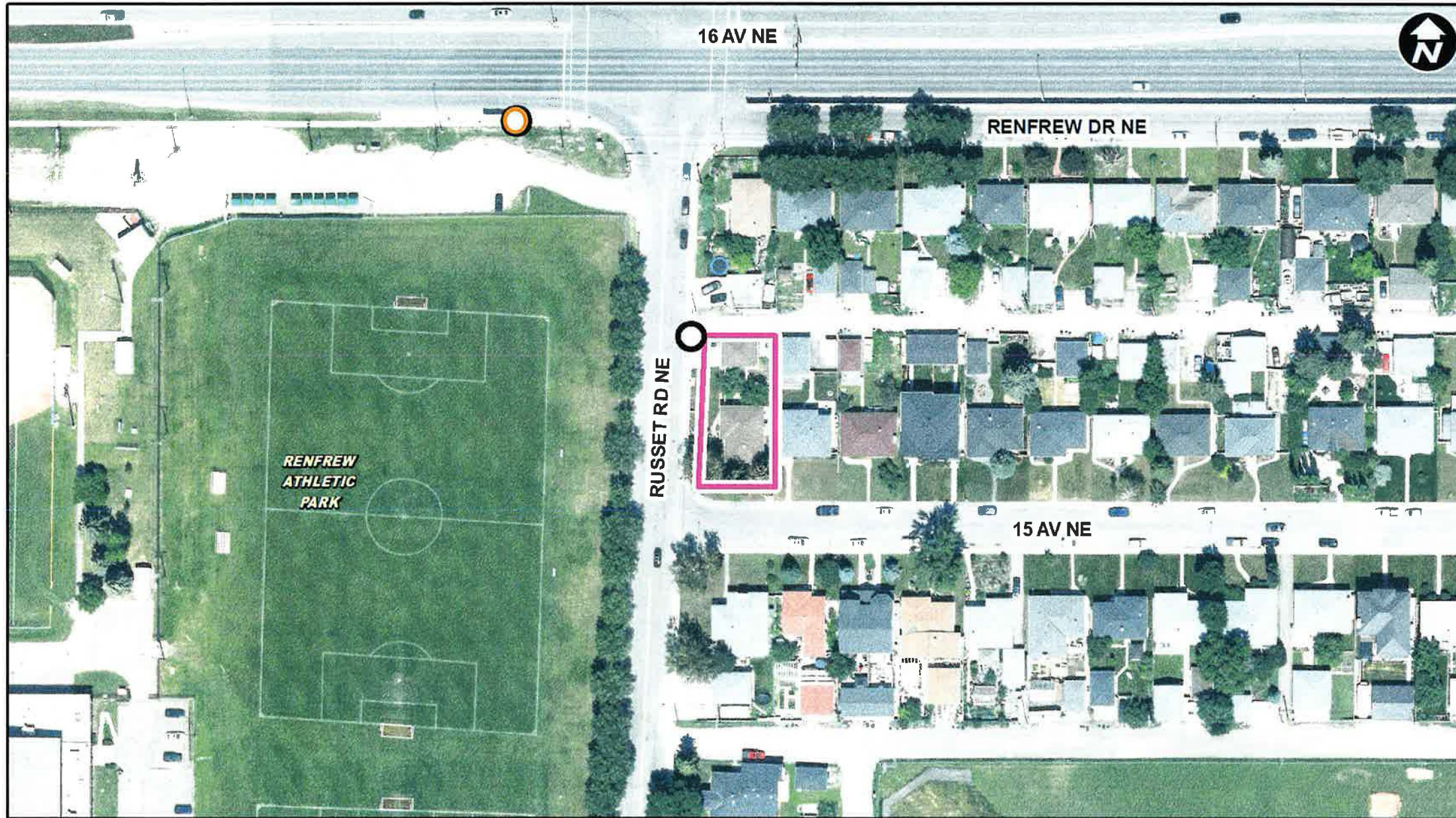
Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16acres \pm) located at 1606 Russet Road NE (Plan 4221 GL, Block 25, Lot 24) from Residential Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.





- LEGEND**
- Future LRT Stations
● Green (Future)
 - Max BRT Stops
● Orange
 - Land Use Site Boundary
■





Max BRT Stops

Orange

Bus Stop

Land Use Site Boundary

Parcel Size:

0.06 ha

18m x 36m



From Russet Road NE



From 15 Avenue NE

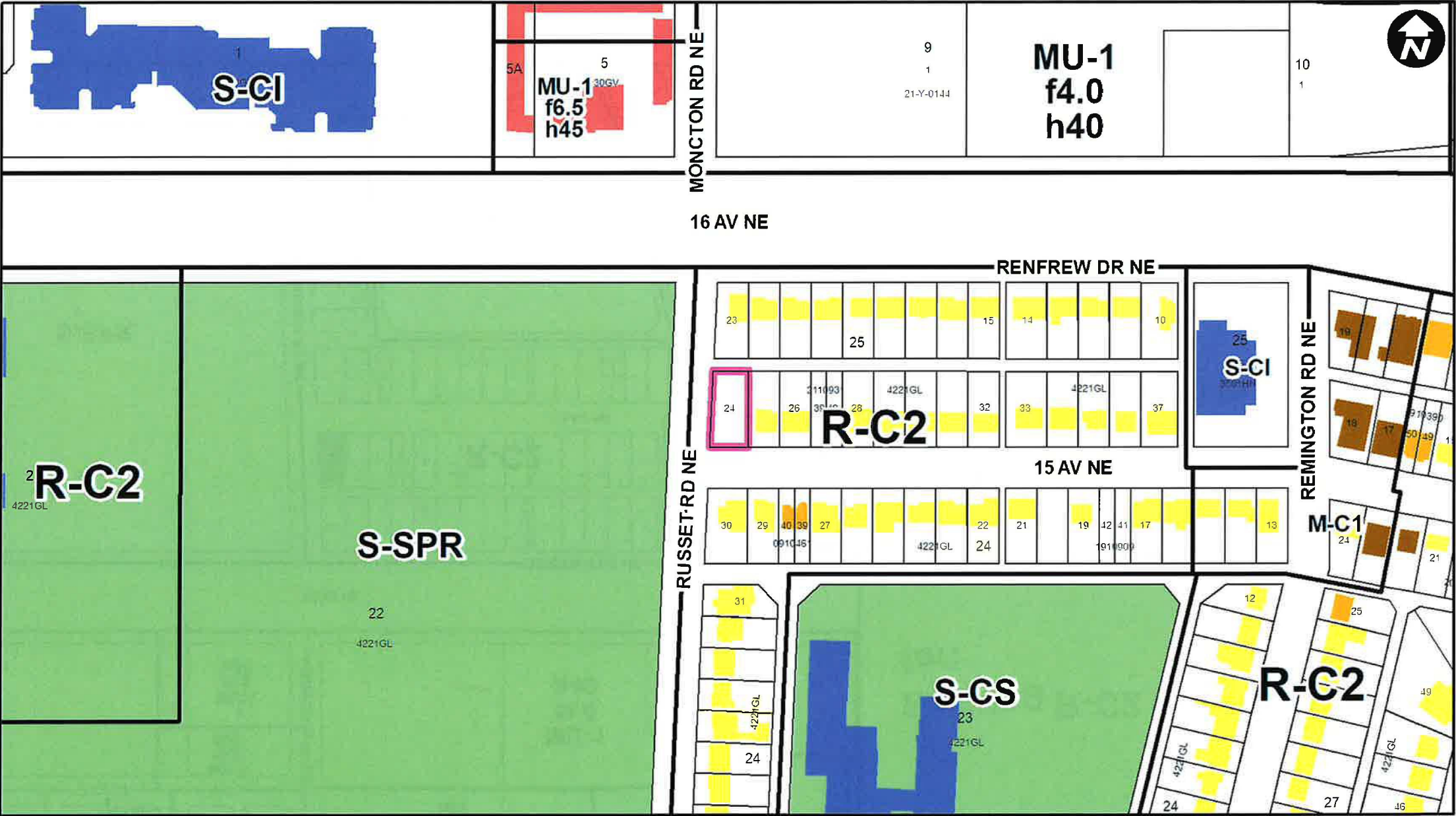


From Russet Road NE (Lane access)



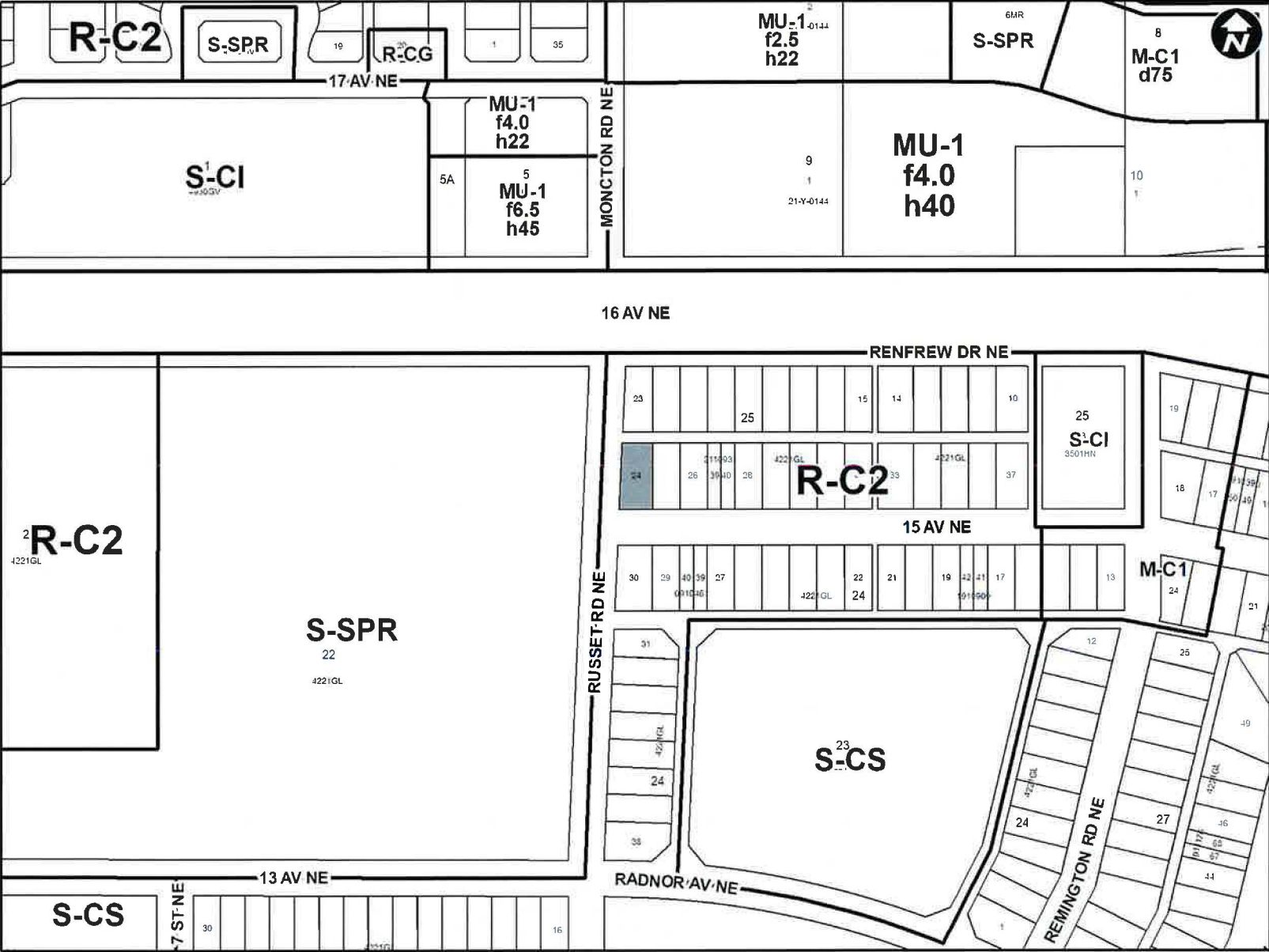
From Russet Road NE & 15 Avenue NE T intersection

Surrounding Land Use



- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Parks and Openspace
 - Public Service
 - Vacant
 - Land Use Site Boundary

Existing Land Use Map



Existing R-C2 District allows for:

- primarily single, semi-detached and duplex dwellings;
- development up to ten metres; and
- maximum of two dwelling units.

3



- a range of grade-oriented building forms;
- maximum floor area to parcel area ratio - Floor Area Ratio (FAR) of 1.5;
- development up to 12 metres; and
- Minimum of 0.5 parking stalls per units or suites.

RECOMMENDATION:

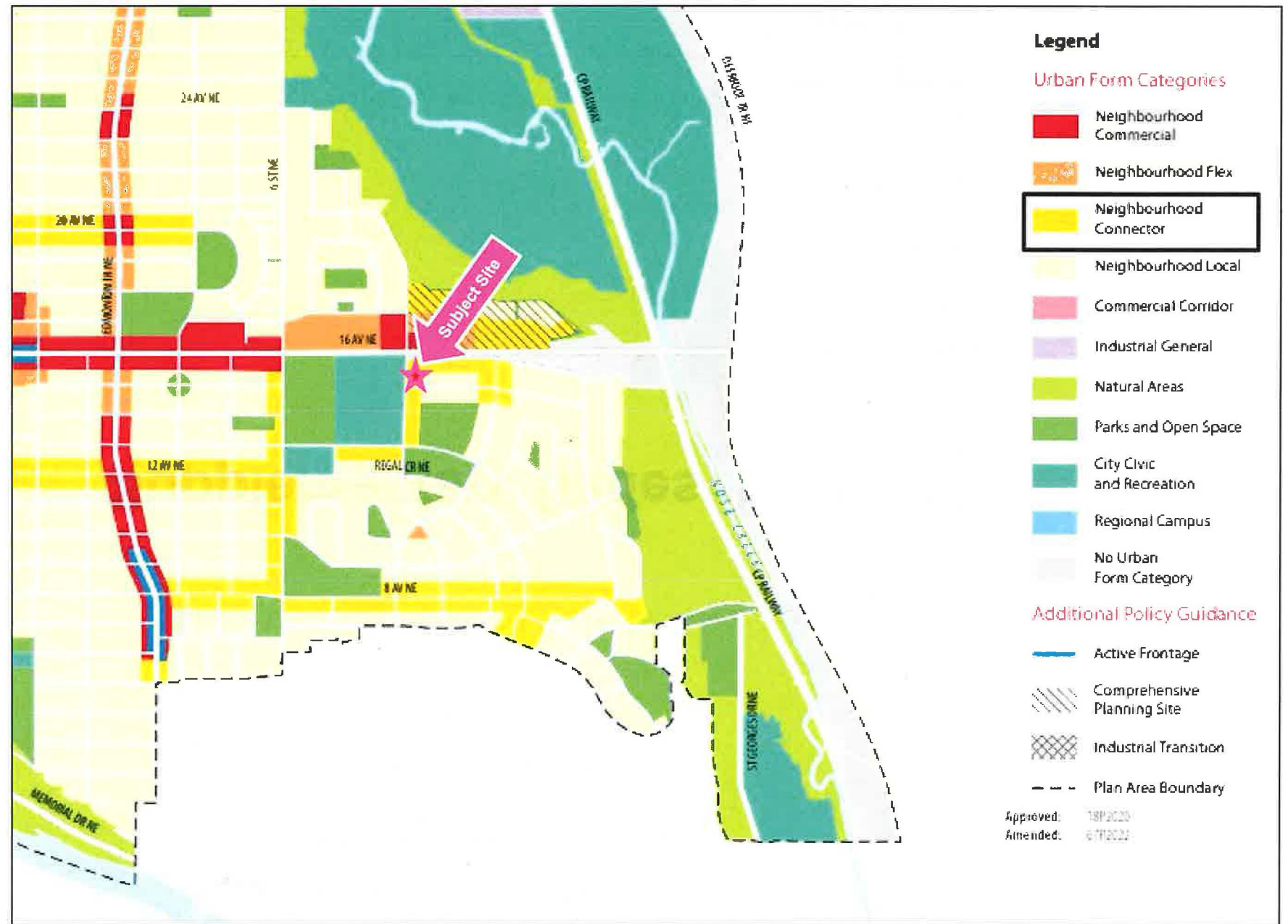
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 1606 Russet Road NE (Plan 4221 GL, Block 25, Lot 24) from Residential Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

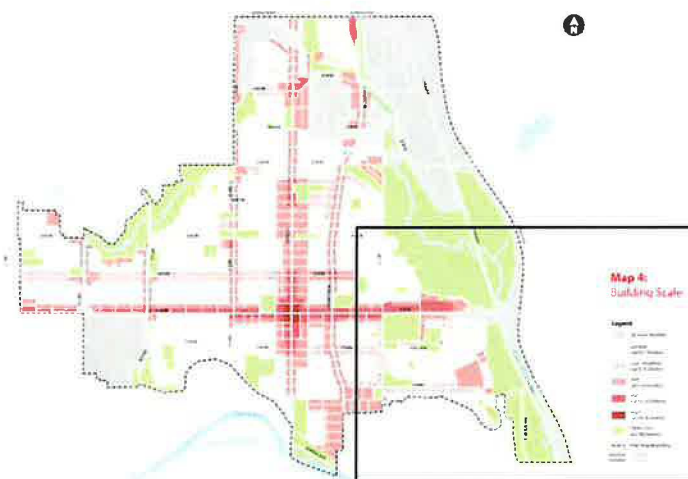
Urban Form Category (UFC) Map

★ Land Use Site Boundary



Building Scale Map

★ Land Use Site Boundary



Map 4: Building Scale

Legend

No Scale Modifier

Limited
(up to 3 Storeys)

Low - Modified
(up to 4 Storeys)

Low
(up to 6 Storeys)

Mid
(up to 12 Storeys)

High
(up to 26 Storeys)

Parks, Civic
and Recreation

Plan Area Boundary

Approved: 18P0620
Amended: 17P0622

Division 1: Housing – Grade Oriented (H-GO) District

Purpose

1386 The Housing – Grade Oriented (H-GO) District:

- (a) accommodates grade-oriented development in a range of housing forms where the **Dwelling Units** may be attached or stacked within a shared **building** or cluster of **buildings** in a form and at a scale that is consistent with **low density residential districts**;
- (b) provides flexible **parcel** dimensions and **building setbacks** that allow a diversity of grade-oriented housing;
- (c) accommodates site and **building** design that is adaptable to evolving housing needs;
- (d) should only be designated on **parcels** located within:
 - (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
 - (ii) the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
 - (A) 200 metres of a Main Street or Activity Centre] identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - (B) 600 metres of an existing or capital-funded **LRT platform**;
 - (C) 400 metres of an existing or capital-funded **BRT station**; or
 - (D) 200 metres of **primary transit service**.

Permitted Uses

1387 The following uses are permitted uses in the Housing – Grade Oriented District:

- (a) **Accessory Residential Building;**
- (b) **Dwelling Unit;**
- (c) **Home Based Child Care – Class 1;**
- (d) **Home Occupation – Class 1;**
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Secondary Suite;**
- (h) **Sign – Class A; and**
- (i) **Utilities.**

Discretionary Uses

1388 The following uses are discretionary uses in the Housing – Grade Oriented District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Live Work Unit;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**